

SCANNED

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
RIVER BEND ONE ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Wilson §

1. Name of Subdivision: River Bend
2. Subdivision Location: Wilson County
3. Name of Homeowners Association: River Bend One Association, Inc.
4. Recording Data for Association: River Bend Subdivision Unit 1 as prescribed by instrument filed of record at Volume 9, Pages 10-14, Deed and Plat Records, Wilson County, Texas.

River Bend Subdivision Unit 1 as prescribed by instrument filed of record at Volume 1118, Page 049, Deed and Plat Records, Wilson County, Texas.

Plat Maps for River Bend Subdivision Unit 3 is filed under Volume 12, Pages 61-62.

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for River Bend Unit 1 is filed at Wilson County Records under Document Number 00012799.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for River Bend Unit 1 is filed at Wilson County Records under Document Number 00017295.

Amended and Restated Declaration of Covenants, Conditions and Restrictions for River Bend Unit 1 and Annexation of Unit 3 is filed at Wilson County Records under Document Number 00020961.

Articles of Incorporation of River Bend One Association, Inc. is filed under Document No. 00000446

Bylaws of River Bend One Association, Inc. are filed under Document No. 00000445

River Bend Subdivision Architectural Control and Design Guidelines are filed under Document No. 00020960

Annexation Agreement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for River Bend Unit 1 and Annexation of Unit 3 are filed under Document No. 97666.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Access, Production and Copying Policy is filed under Document No. 00028751
Collection Policy and Payment Plan Guidelines is filed under Document No. 00028752
Display of Religious Items Policy is filed under Document No. 00028753
Document Retention Policy is filed under Document No. 00028754
Rain Barrel Policy is filed under Document No. 00028755
Solar Energy Devices and Roofing Materials Policy is filed under Document No. 00028756
Flag Display Policy is filed under Document No. 00031505
Billing Policy and Payment Plan Guidelines are filed under Document No. 00069772
Violation Enforcement Policy is filed under Document No. 00069772
Billing Policy and Payment Plan Guidelines are filed under Document No. 00072037
Electronic and Telephonic Action Policy is filed under Document No. 00072037

River Bend One Association, Inc. Resolution of the Board of Directors pertaining to the Force Maintenance Policy and Fining Policy is filed under Document No. 00082419.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capitalization Fee = 1 year of assessment (BLDR - 1st Buyer only) \$321.20

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 15th day of November, 2021.

River Bend One Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

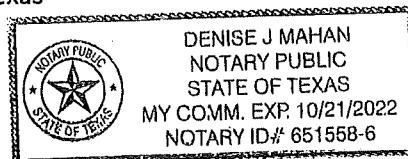
This instrument was acknowledged and signed before me on 15th

November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of River Bend One Association, Inc., on behalf of said association.

Denise J Mahan
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232





VG-1922-2021-114150

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 114150

Real Property Recordings

Recorded On: November 16, 2021 10:35 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 114150
Receipt Number: 20211116000014
Recorded Date/Time: November 16, 2021 10:35 AM
User: Georgina L
Station: cclerk01

Record and Return To:

SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO #318 ATTN: TRANSITIONS
SAN ANTONIO TX 78232



STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX

